085.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,000 /	741,000
					USE VALUE:	741,000 /	741,000
					ASSESSED:	741,000 /	741,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDRESCAVAGE FRANK P JR	
Owner 2:	ANDRESCAVAGE LORE K	
Owner 3:		
Street 1:	72 MADISON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ONEIL JOHN & MICHELLE -
Owner 2:	-
Street 1:	72 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1934, having primarily Wood Shingle Exterior and 1329 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	268,500		472,500	741,000
Total Card	0.195	268,500		472,500	741,000
Total Parcel	0.195	268,500		472,500	741,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.67 | /Parcel: 557.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53970
GIS Ref	
GIS Ref	
Insp Date	07/19/18

!6968!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,600	0	8,500.	472,500	741,100	741,100	Year End Roll	12/18/2019
2019	101	FV	223,700	0	8,500.	465,800	689,500	689,500	Year End Roll	1/3/2019
2018	101	FV	179,400	0	8,500.	357,800	537,200	537,200	Year End Roll	12/20/2017
2017	101	FV	179,400	0	8,500.	337,500	516,900	516,900	Year End Roll	1/3/2017
2016	101	FV	179,400	0	8,500.	310,500	489,900	489,900	Year End	1/4/2016
2015	101	FV	159,800	0	8,500.	290,300	450,100	450,100	Year End Roll	12/11/2014
2014	101	FV	159,800	0	8,500.	267,300	427,100	427,100	Year End Roll	12/16/2013
2013	101	FV	159,800	0	8,500.	267,300	427,100	427,100		12/13/2012

PRINT

Date	Time
12/10/20	21:39:45

LAST REV

Date	Time
03/03/20	11:02:27
danam	
6968	

PAT ACCT.

USER DEFINED

Prior Id # 1:	53970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEIL JOHN & MI	51788-522		10/15/2008		405,000	No	No		
	12545-728		10/30/1973		22,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2019	1850	New Wind	12,610	C				
3/15/2018	271	Heat App	14,000	C				
9/11/2017	1170	Dormers	59,700	C				
4/15/1993	108		3,000					ADD ROOF TO WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
3/27/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	6									472,501						472,500	

Total AC/HA: 0.19513 | Total SF/SM: 8500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 472,501 | Spl Credit | Total: 472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364802
Depreciation:	96308
Depreciated Total:	268495

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

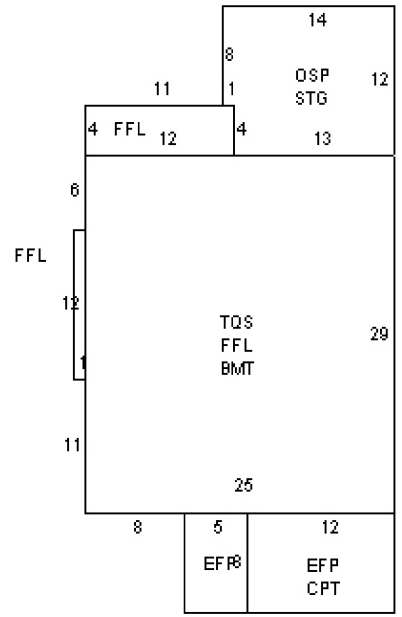
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	102.72
Final Total:	268500	Val/Su SzAd	202.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	785	173.730	136,376
BMT	Basement	725	52.120	37,786
TQS	3/4 Story	544	173.730	94,464
OSP	Screen Porch	164	28.920	4,743
STG	Storage	164	7.150	1,172
EFP	Enclos Porch	136	46.770	6,360
CPT	Carport	96	19.800	1,901
	Net Sketched Area:	2,614	Total:	282,802
Size Ad	1328.75	Gross Are	2795	FinArea 1329

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	